

File No.: 615067/TS  
Prepared by: .  
Charles F. Possess, Esq.  
Patch Reef Title Company, Inc.  
4455 Military Trail, Suite 102  
Jupiter, FL 33458

Return to:

Ruimei Li  
717 S US Highway 1 #203  
Jupiter, FL 33477

Parcel No. 30-43-41-05-05-000-2030

CFN 20150118781  
OR BK 27440 PG 1025  
RECORDED 04/02/2015 15:18:44  
Palm Beach County, Florida  
AMT 173,900.00  
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Sharon R. Bock, CLERK & COMPTROLLER  
Pgs 1025 - 1027; (3pgs)

## WARRANTY DEED

This Indenture made this 26th day of March, 2015, BETWEEN **Larry S. Webb and Willa B. Webb, husband and wife**, post office address is: 717 S. U.S. Highway 1, #910, Jupiter, FL 33477  
Grantor\*,

and **Ruimei Li, a married woman**  
whose post office address is 717 S US Highway 1 #203, Jupiter, FL, 33477  
of the County of Palm Beach, State of Florida  
Grantee\*.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever the following described land situate, lying and being in Palm Beach County, Florida, to-wit:

**Unit 203 of Villas on the Green, Phase I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2381, Page(s) 1276, of the Public Records of Palm Beach County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

**SUBJECT TO** restrictions, reservations, covenants and easements of record without reimposing the same; taxes for the year 2015 and years subsequent thereto; and all applicable zoning ordinances; and the Declaration of Condominium described above, including any amendments or attachments thereto which the Grantee herein agrees to observe and perform and including but not limited to the payment of assessments for the operation of said condominium.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

Warranty Deed page 1 of 2

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: Samantha Gempinski

Please print name below signature)

Witness: Lisa Strauss  
(Please print name below signature)

Larry S. Webb  
Larry S. Webb

Willa B. Webb  
Willa B. Webb

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 26 day of March, 2015 by Larry S. Webb, who is personally known to me or who has produced a driver's license, as identification and Willa B. Webb, who is personally known to me or who has produced a driver's license, as identification.

Lisa Strauss  
Notary Public

My commission expires:

(Please print name of Notary)



VILLAS ON THE GREEN ASSOCIATION, INC.  
Certificate of Approval of Sale

The Certificate confirms the approval of:

As purchaser(s) of the following described real property:

Unit No. 203 of Villas on the Green, Phase I, A Condominium according to the Declaration of Condominium, recorded at Official Record Book 2381 at Page 1276 of the Public Records of Palm Beach County, Florida.

THIS CERTIFICATE OF APPROVAL IS SUBJECT TO ANY MONETARY OBLIGATIONS DUE TO THE ASSOCIATION. YOU ARE ADVISED TO OBTAIN ESOPPEL INFORMATION BEFORE THE CLOSING TAKES PLACE AS THE NEW OWNER IS RESPONSIBLE FOR ANY UNPAID ASSESSMENTS AND/OR LEGAL FEES/COSTS THAT MAY HAVE BEEN INCURRED.

WE REMIND YOU TO SEND US A COPY OF THE WARRANTY DEED OR CLOSING STATEMENT AFTER THE CLOSING, SO THAT WE MAY MAKE THE NECESSARY CHANGES TO THE ASSOCIATION'S RECORDS.

The foregoing approval is the act of the Board of Directors of VILLAS ON THE GREEN CONDOMINIUM ASSOCIATION, INC.

IN WITNESS WHEREOF, the undersigned has set its hand and seal of this 28<sup>th</sup> day of FEBRUARY, 2015.

(Corporate Seal)

VILLAS ON THE GREEN CONDOMINIUM ASSOCIATION, INC.

By:

William J. Reuter

Title:

DIRECTOR

By:

Joseph Colletti

Title:

DIRECTOR

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28 day of FEBRUARY, 2015 by WILLIAM J. REUTER & JOSEPH COLLETTI Title DIRECTORS of VILLAS ON THE GREEN CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation.

Personally Known ☒ or  
Produced Identification ☐

Sign:

NOTARY PUBLIC - STATE OF FLORIDA

Print:

HELEN M. BYGEL

Commission expires:

Type of Identification

